

CITY OF FRANKLIN
BOARD OF ZONING AND BUILDING APPEALS
MINUTES
July 15, 2026

Approved
August 19, 2026

A. Call to Order and Roll Call

Chair Elizabeth Fritz called the July 15, 2026, regular meeting of the Board of Zoning and Building Appeals to order at 6:30 p.m. in the Council Chambers of Franklin City Hall, 9229 West Loomis Road, Franklin, Wisconsin.

Present were Acting Chair Elizabeth Fritz, Members Ryan Ross, Patrick Hammer and David Cieszynski. Excused was Robert Knackert and Patrick Leon. Also present was Associate Planner Luke Hamill, Assistant Planner Rose Melton, and Principal Planner Marion Ecks.

B. Approval of Minutes

1. Approval of regular meeting minutes of June 17, 2026.

Member Hammer moved and Member Cieszynski seconded a motion to approve the minutes as presented. All voted 'aye', motion carried (4-0-2).

C. Public Hearing Matters:

1. CASE NO. 2026-010: SUPER EXCAVATORS

VARIANCE

11027 S 27th St (TKN 796 0212 000).

Principal Planner Marion Ecks presented this Variance request. No representative for the Applicant was present.

The Official Notice of Public Hearing was read into the record by Assistant Planner Hamill, and the Public Hearing was opened at 6:36 and closed at 6:36 pm.

Member Ross moved and Member Cieszynski seconded a motion to approve a Variance from Unified Development Ordinance Section 15-4-14.E, which requires that construction related Temporary Uses are for a duration of no longer than eight (8) months, and that facilities be located a minimum 1,000 feet from any residence, upon property located at 11027 S. 27th Street (TKN 796 0212 000). On voice vote, all voted 'aye'; motion carried (4-0-2).

2. CASE NO. 2026-11: KELM

VARIANCE

7649 S Mission Hills Dr (TKN 796 0163 000).

Associate Planner Hamill presented this Variance request. Applicants Thomas and Susan Kelm were present.

The Official Notice of Public Hearing was read into the record by Associate Planner Hamill, and the Public Hearing was opened at 6:49 and closed at 6:52 pm.

Member Ross moved and Member Hammer seconded a motion to approve a variance from Section 178-G(3) & (5) of the City of Franklin Municipal Code to allow for one RV to be parked permanently in the side yard abutting a public street and the front yard, upon property located at 7649 S Mission Hills Drive (TKN 796 0163 000), pursuant to the findings and factors as presented by the applicant. On voice vote, all voted 'aye'; motion carried (4-0-2).

3. CASE NO. 2026-12: RISE

VARIANCE

9924 S Monarch Dr (TKN 891 9014 000).

Assistant Planner Melton presented this Variance request. Applicant representative Derek Proctor, Rylinn Engineering, and Adam Hardebeck, RISE, was present.

The Official Notice of Public Hearing was read into the record by Assistant Planner Melton, and the Public Hearing was opened at 7:06 and closed at 7:09 pm.

Member Ross moved and Member Hammer seconded a motion to approve a variance from Unified Development Ordinance Section 15-5-01(C)(5) to allow designated truck parking spaces to be closer than 150 feet to any residential district, specifically within 90 feet to a residential district to the north and within 37 feet of a residential district to the south, upon property located at 9924 S Monarch Drive (TKN 891 9014 000), as shown on the site plan dated May 6, 2026 and pursuant to findings and factors as presented by the applicant. On roll call vote, Members Cieszynski and Fritz voted 'nay' and Members Ross and Hammer voted 'aye'. Motion failed (2-2-2). The Board continued deliberation. A second motion with conditions was presented to reflect the Board's deliberations. Member Ross moved and Member Hammer seconded a motion to approve a variance from Unified Development

Ordinance Section 15-5-01(C)(5) to allow designated truck parking spaces to be closer than 150 feet to any residential district, specifically within 90 feet to a residential district to the north and within 37 feet of a residential district to the south, with the condition that the vehicle length not exceed 30 feet and the vehicle capacity not exceed 5 tons, upon property located at 9924 S Monarch Drive (TKN 891 9014 000), as shown on the site plan dated May 6, 2026 and pursuant to findings and factors as presented by the applicant. On roll call vote, all voted 'aye'; the revised motion with conditions carried (4-0-2).

4. CASE NO. 2026-13: EASTLAND

VARIANCE

11755 W SHIELDS DR (TKN 703 0214 000).

Assistant Planner Melton presented this Variance request. Applicant Lanette Eastland was present.

The Official Notice of Public Hearing was read into the record by Assistant Planner Melton, and the Public Hearing was opened at 8:09 and closed at 8:15 pm.

Member Ross moved and Member Hammer seconded a motion to approve an after the fact variance from Unified Development Ordinance Section 15-3-03(B)(5), to allow an approximately 3-foot patio setback where the minimum is 5 feet; to Section 15-4-13(D)(4)(a), to allow an accessory structure to be partially outside the rear yard and to have a rear yard setback of 1.35 feet where the minimum is 5 feet; and to Section 15-4-13(D)(4)(b), to allow an accessory structure to extend into the street side yard approximately 25.8 feet, upon property located at 11755 W. Shields Dr (TKN 703 0214 000), pursuant to the findings and factors as presented by the applicant. On roll call vote, all voted 'aye'; motion carried (4-0-2).

D. Business Matters:

1. None.

E. Announcement

The next meeting of the Board of Zoning and Building Appeals is tentatively scheduled for August 19, 2026. No action needed, none taken.

F. Adjournment

Member Hammer moved and Member Ross seconded to adjourn the meeting at 8:52 pm. On voice vote, all voted 'aye', motion carried (4-0-2).